
From: [REDACTED]
Sent: 21 April 2020 16:07
To: Marfleet, Patrick
Cc: Planning
Subject: Planning Objection

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Sir,

Re: Planning Objection to planning application 2020/0928/P
Demolition of Francis Gardner Apartments, West End Lane

I reside at Kings Gardens, a block of flats next to Francis Gardner Apartments, on West End Lane. I wish to lodge my objection to the proposal to demolish the existing building and replace it with a seven storey plus basement, student accommodation building and associated external works.

I have a number of concerns about the application and how the applicant has represented the pre-application process in the application documents.

1. Design, scale and massing - the proposal is two storeys higher than the existing building. It is not in keeping with the existing form of buildings, it is too large and bulky in the existing street scene.
2. Noise and overlooking - the issues of noise and overlooking have not been sufficiently addressed by the application. There is insufficient noise insulation and overlooking concerns have not been addressed.
3. Conservation area - the proposal is in a conservation area and as such, any new work should be on a must only basis. The application site has been renovated a number of times and I cannot understand why the same cannot happen again. I do not believe that the applicant has provided justification for demolition and replacement with a new building.
4. Subsidence - this is a big issue in the area and around our block. Due to subsidence I have already had to deal with a crack in the main structural wall of my kitchen and any demolition and basement excavation could possibly lead to subsidence damage to Kings Gardens. The surrounding properties are considerably older than the current Francis Gardner building and a study should be undertaken to address the issue of subsidence.
5. Health issues - the dust and noise levels for the process of construction would affect our health, as well as those with asthma etc.

I urge you to not approve the application in view of the fact that the application does not accord with Camden's planning policies and the effect it will have on us at Kings Gardens.

Yours faithfully,

[REDACTED]